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ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE
DATE: 25 February 2016

Item 9 (1)

Site Address: Market Parade Development Site, Market Parade, Havant

Updated: 25 February 2016

3 Proposal

The applicant's agent has advised that the description of the application should read "*up to 130No. apartments*". This is to allow the maximum level of flexibility at the reserved matters design stage.

6 Community Involvement

87 additional representations received following publication of report (total no. of representations currently received: 97)

Summary of further representations received:

Objecting to proposal on grounds of:

- Question the need for new retail units within the area close to the station given the number of empty units elsewhere in the town centre
- Lack of affordable housing provision for local residents who cannot afford prices/rents of new high-spec residential units
- High rise development is not a good quality form of development and out of character in the Conservation Area
- Development is contrary to Policy CS16 of the Local Plan (impact on Conservation Area; harm to amenities of nearby properties; premature pending the LDO; piecemeal development likely to prejudice the proper future development of Market Parade)
- Lack of information regarding management of the flats
- Re: car parking provision – considered that the majority of residents in the new development are likely to have cars even if they use public transport for work. This will give rise to additional on-street parking issues in the streets surrounding the town centre
- Proposal would be a one-off building clashing with the remainder of Market Parade – the area should be considered as a whole
- Size of development is reminiscent of development in Woking, Basingstoke or London – not Havant which is an interesting historic market town
- The fact that the scheme is the only one to have yet come forward for the area is not a sound principle for planning the town's future
- Proposed courtyard development is likely to be cramped, noisy and dark
- Lack of landscaping around the site to offset height of block
- The park should be extended
- Lack of marketing plan for occupants of development – likely to be single occupants and childless couples

- Architecture of building is pedestrian and not a 'landmark design', which should be delivered by the quality of the vision and materials and not solely, or at all, through height
- Lack of lifts in flats
- Precinct leading to station approach will become a wind tunnel and not suitable for outdoor dining
- North elevation of building does not relate well to station approach; it does not resolve the level changes and will cast permanent shadow
- Scale of building should revert back to original (pre-application) concept of 6-7 stories
- The pressure the development will place on traffic and parking, plus the excessive size, will make the town centre less attractive to shoppers/tourists
- Lack of information about access and detailed design is not appropriate
- Concern re: implication for fire services of a high rise incident
- Pedestrian safety in the busy Market Parade/railway station area
- Proposal is a missed opportunity in an area which could benefit from an innovative architectural project
- Application should be called-in in light of the conflict with Council policies

9 Recommendation

- (C) List of suggested conditions (with delegation to the Executive Head of Planning and Economy and/or Head of Planning to alter or add additional conditions if required prior to the issuing of the planning permission):
- 1 Application for approval of reserved matters must be made not later than the expiration of one year beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
 - 2 The approval of the Local Planning Authority shall be obtained in respect of the following reserved matters before the development first takes place - the access; appearance; landscaping; layout; and scale.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.
 - 3 Unless otherwise agreed in writing with the Local Planning Authority, the apartments hereby approved shall be designed such as to achieve the minimum space standards as set out in the Department for Communities and Local Government 'Technical housing standards - nationally described space standard' (March 2015).

Reason: To deliver high quality development as part of this high density scheme, and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 A Building Research Establishment Environmental Assessment Method (BREEAM) pre-assessment estimator shall form part of the reserved matters submission for the development hereby permitted. The pre-assessment estimator shall demonstrate that the development will attain a minimum BREEAM level of 'very good'. Prior to the first occupation of the development, a post-construction BREEAM assessment and certificate, demonstrating that the 'very good' level has been achieved, shall be submitted to, and approved by, the local planning authority unless otherwise agreed in writing.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all individual accesses thereto (including all relevant horizontal cross and longitudinal sections and sight lines) have been submitted to and approved in writing by the Local Planning Authority. The implementation of the same shall be completed in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To ensure that they are constructed to satisfactory standard and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 No part of the development hereby approved shall be brought into use or occupied until the approved access and any proposed crossing of the highway verge and footway have been laid out and constructed in accordance with the details approved by the Local Planning Authority.
Reason: In the interests of highway safety and having due regard to Policies CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- 7 No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routeing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.
Reason: In the interests of amenity and highway safety and having due regard to Policies CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- 8 No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Planning Authority. This assessment shall take the form of trial trenching across the site.
Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets; and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 No development shall take place until the applicant has secured the

implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 Following completion of archaeological fieldwork a report shall be produced in accordance with a programme to be first agreed in writing with the Local Planning Authority, including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.
Reason: To contribute to knowledge and understanding of the past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available, and having regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 11 The development shall proceed in accordance with the ecological enhancement measures detailed within the submitted Extended Phase 1 Habitat Survey (EcoSupport, June 2015) unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect, maintain and enhance biodiversity in accordance with the Wildlife & Countryside Act 1981, National Planning Policy Framework 2012, NERC Act 2006 and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 12 Construction of the development shall not commence until details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.
Reason: In order to secure satisfactory foul water disposal from the site, and having due regard to Policies CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 Infiltration systems for surface water disposal shall not be used for this development. Prior to the commencement of development, details of the proposed means of surface water sewerage disposal shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water, the Local Lead Flood Authority and Portsmouth Water. The approved details shall include a schedule of operational and preventative maintenance for surface water drainage structures, pumps, or separators required for either a) the proper operation of the system to its design flow rates, or b) for the effective retention of pollutants to prevent downstream release. Parties responsible for observing the maintenance plan shall be clearly identified within the plan, and the plan shall be implemented as approved.
Reason: The site lies within the groundwater Source Protection Zone 1c for the Havant and Bedhampton Springs, a critical public drinking water supply. Drinking water supplies are at risk from any pollutants which enter the ground, including increased turbidity. Furthermore the approved outline drainage strategy includes critical infrastructure that requires regular maintenance to

ensure its effective operation (to prevent flooding &/or downstream pollution). It will therefore need to be demonstrated that the surface water drainage scheme will protect groundwater and drinking water supplies in accordance with National Planning Policy Framework paragraph 109. and Havant Borough Local Plan (Core Strategy) 2011 policy DM10.

- 14 Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the risks associated with the proposed means of undertaking groundworks and construction shall be submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) An assessment of the local geological succession, sufficient to determine whether the principal aquifer (Source Protection Zone 1c) falls within the likely vertical range of proposed excavations or foundations (including piling);
- 2) The result of an appropriate assessment of risks based upon (1) in relation to proposed construction depths, methods & materials. Where potentially unacceptable risks are identified, a risk-based appraisal of construction method options and clearly defined proposals for mitigation of the identified risks;
- 3) Contractors method statement(s) in accordance with mitigation proposals (2); and
- 4) Where deemed necessary, a scheme to appropriately monitor the impact of construction activity upon groundwater and/or surface waters, including details in respect of necessary stakeholder liaison.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: The site lies within the groundwater Source Protection Zone 1c for the Havant and Bedhampton Springs, a critical public drinking water supply. Deep excavations, boring, piling or any other foundations using penetrative methods can result in risks to potable supplies both from turbidity, and by creating migration pathways for pollutants &/or contaminants. It must therefore be demonstrated that the proposed construction methods will not result in any unacceptable adverse impacts upon controlled waters. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.

- 15 Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority and notwithstanding any assessment provided with the planning application), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) A site investigation based on The Soils Ltd. Phase 1 Desk Study Ref: 14981/DS (June 2015); to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and

to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.

2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;

(a) appropriately considered remedial objectives;

(b) an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;

(c) clearly defined proposals for mitigation of the identified risks.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: The site lies within the groundwater Source Protection Zone 1c for the Havant and Bedhampton Springs, a critical public drinking water supply. Having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, contamination may be present at or in the immediate vicinity of the site as a result of both previous & current land uses (&/or activities) that could pose a risk to controlled waters.

- 16 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 14 above shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”).

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: The site lies within the groundwater Source Protection Zone 1c for the Havant and Bedhampton Springs, a critical public drinking water supply. Having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, contamination may be present at or in the immediate vicinity of the site as a result of both previous & current land uses (&/or activities) that could pose a risk to controlled waters.

- 17 The development hereby permitted shall be carried out in accordance with the following approved plans:

List of approved plans to be inserted

Reason: - To ensure provision of a satisfactory development.